



## PLANNING COMMISSION

### APPROVED MINUTES

April 10, 2018, 5:30 p.m.  
Council Chamber, 1<sup>st</sup> Floor, City Hall  
101 City Hall Plaza, Durham, NC

#### I. Call to Order

Chair Buzby called the meeting to order at 5:30 p.m.

#### II. Roll Call

##### Members Present:

Brian Buzby, Chair  
Elaine Hyman, Vice Chair  
Akram Al-Turk  
George Brine  
Nil Ghosh  
Charles Gibbs  
David Harris  
Paul Hornbuckle  
Cedric Johnson  
Armeer Kenchen  
Tom Miller  
Cynthia Satterfield  
Andre D. Vann  
Carmen Williams

##### Excused Members Absent:

##### Staff Present:

Sara Young, Assistant Planning Director  
Grace Smith, Planning Supervisor  
Jamie Sunyak, Senior Planner  
Jacob Wiggins, Senior Planner  
Bill Judge, Transportation Engineer IV

#### III. Adjustments to the Agenda

Due to an error in notice for case Z1800001, 5123 Chin Page Road, Item VIc under Public Hearings could not be heard and will be rescheduled for the May 8, 2018 regular meeting.

**MOTION:** Approve the adjustments to the Agenda. (Brine, Satterfield 2<sup>nd</sup>)

**ACTION:** Motion carried, 14-0.

##### Approval of the Minutes for March 13, 2018

**MOTION:** Approve the Minutes from March 13, 2018. (Brine, Hornbuckle 2<sup>nd</sup>)

**ACTION:** Motion carried, 14-0.

**IV. Public Hearing: Comprehensive Plan Amendment**

**V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request**

**VI. Public Hearing: Zoning Map Change Request** (continued from the March meeting)

**a. Rollingdale (Z1700040)**

**Zoning Map Change Request:** Residential Suburban-20 (RS-20) to Planned Development Residential 3.940 (PDR 3.940).

**Staff Report:** Jamie Sunyak presented case Z1700040.

**Public Hearing:** Chair Buzby re-opened the public hearing. The applicant spoke in support. Four people spoke in opposition. Chair Buzby closed the public hearing.

**Commission Discussion:** The discussion centered on if the development fits in with the surrounding neighborhood, concerns related to stormwater and additional runoff, and traffic impacts. The applicant proffered the following commitments:

- No building shall be placed closer than 60 feet from the southern property line adjacent to the open space tract with PID 143774.
- No townhouse building shall be closer than 30 feet from another townhouse building within the development.
- Any on site retaining wall shall be of a tan/brown earth toned color and have a maximum unscreened height of 10 feet.
- The slope of any stormwater management dam shall be sodded.
- Garagescape: To avoid monotony, use of staggered façade and varied garage door style and color shall be utilized in considering the architectural theme and available door styles. (2 choices for garage door style/color)
- Materials for basement units that exceed 48 inches of exposed foundation shall consist of siding or stone/brick veneer (no parging).

**MOTION:** Recommend approval of case Z1700040. (Hyman, Al-Turk 2<sup>nd</sup>)

**ACTION:** Motion carried, 9-5 (Brine, Satterfield, Hornbuckle, Vann, Gibbs voting no)

**Consistency Statement:** The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

**b. 1900 Hillandale II (Z1700049)**

Chair Buzby asked if anyone wanted to speak on case Z1700049. One person spoke in favor of this case.

**MOTION:** Per the applicant's request, the case was continued until June 12, 2018 meeting. (Ghosh, Satterfield 2<sup>nd</sup>)

**ACTION:** Motion carried, 14-0

**d. JC Electric Initial (Z1800004A)**

**Zoning Map Change Request:** Economic Development Eno Higher Intensity-1, Economic Development Eno Higher Intensity-2 (EDE-1, EDE-2; Orange County Jurisdiction) to Industrial-Light (IL, City of Durham Jurisdiction).

**Staff Report:** Jacob Wiggins presented case Z1700004A.

**Public Hearing:** Chair Buzby opened the public hearing. The applicant spoke in support. No one spoke in opposition. Chair Buzby closed the public hearing.

**Commission Discussion:** The discussion centered on the proposed use of the site and impacts on nearby residential areas.

**MOTION:** Recommend approval Z1700004A. (Miller, Hyman 2<sup>nd</sup>)

**ACTION:** Motion carried, 14-0

**Consistency Statement:** The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

#### **VII. Public Hearing: Text Amendment**

#### **VIII. Old Business**

#### **IX. New Business**

- a. FY19 Work Program – The Annual proposal for the Department’s Work Program. This would be for the fiscal year from July 1, 2018 to June 30, 2019.

**MOTION:** Move forward to City Council recommending the addition of a liaison to the Inter-neighborhood Council. (Miller, Brine 2<sup>nd</sup>).

**ACTION:** Motion carried, 14-0

- b. Planning Commission Training – Confirmed for April 26, 2018 9:00 a.m. to 12:00 p.m. – Ms. Smith will send out an Outlook invite.

#### **X. Adjournment**

The meeting adjourned at 8:03 p.m.

Respectfully Submitted,

Terri Elliott, Clerk  
Durham Planning Commission